



**ACT**  
Government

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**Territory  
Planning**  
Authority

# **CONSULTATION REPORT**

**Draft Plan Amendment to the Territory  
Plan 11**

**Belconnen Section 65 Block 42**

**Rezoning from Community Facilities Zone to  
Commercial CZ2 Business Zone and  
amendments to Belconnen District Policy**

**July 2026**

This consultation report was prepared  
under division 5.2.5 of the Planning Act 2023

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## 1.0 INTRODUCTION

### 1.1 Purpose

This document, prepared under section 67 (3) of the *Planning Act 2023* (the Act), details the outcomes of entity and public consultation the Territory Planning Authority (the Authority) has undertaken for Draft Plan Amendment 11 (DPA-11).

This document should be read in conjunction with the DPA-11 document that has been given to the Minister which is available on the [Planning website](#).

Key parts of this document are:

- section 2 – outlines comments received from government entities
- section 3 – outlines comments received from the public

### 1.2 Outline of process

DPA-11 has been given to the Minister for consideration and referral to the relevant Legislative Assembly Standing Committee. More information about the next steps for this DPA are provided in the DPA document that is available on the [Planning website](#). General information about the major plan amendment process is also available on the Planning website [here](#).

## 2.0 CONSULTATION WITH GOVERNMENT ENTITIES

In accordance with section 62 of the Planning Act the Authority has consulted with each of the following entities in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

A copy of the comments received from the abovementioned entities are provided in Appendix 2 of this document.

Below is a summary of each of the entity's comments.

| Entity                     | Entity comments                                                                       | TPA response |
|----------------------------|---------------------------------------------------------------------------------------|--------------|
| National Capital Authority | The proposed amendment is not inconsistent with the Plan and the NCA has no concerns. | Noted        |

## DRAFT MAJOR PLAN AMENDMENT 11 – CONSULTATION REPORT

| Entity                                 | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TPA response                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACT Heritage Council                   | <p><b>Advice:</b></p> <ol style="list-style-type: none"> <li>1. Subject to sensitive design and placemaking, which considers massing, setbacks and overshadowing, the Draft Major Plan Amendment is unlikely to diminish the heritage significance of John Knight Memorial Park as it proposes no direct change to the registered heritage place;</li> <li>2. Future development applications for the subject block should describe how development proposals respect local heritage context, in accordance with the principles of good planning set out in the <i>Planning Act 2023</i>; and</li> <li>3. Unexpected Discovery Protocols will be required by the Council for future development applications, to ensure that any unexpected future heritage discoveries are managed in accordance with Heritage Act 2004 requirements.</li> </ol>                                                                                                                                                                                                  | Noted                                                                                                                                                                                                                                                                                                                                                               |
| Environment Protection Authority (EPA) | <p>EPA records indicate the site was formerly occupied by Halls of Residence. During demolition of the buildings, an underground fuel storage tank (UST) was discovered and subsequently removed. The removal of the UST was validated and reported in the report titled "<i>Tank Validation Report, Block 42, Section 65, Belconnen</i>", dated 08 June 2020 by Lanterra Consulting Pty Ltd.</p> <p>EPA reviewed the report, but was not in the position to recommend the report be endorsed. The validation report conclusions were limited to the area where the former UST was located and did not extend to the whole site.</p> <p><b>Prior to EPA supporting the proposed major plan amendment</b>, an environmental assessment, in accordance with EPA endorsed guidelines, must be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the permitted uses of the proposed zone.</p> | <p>Noted.</p> <p>Contamination assessments and reports can be provided and endorsed at development application stage prior to a decision being taken on the DA.</p> <p>An assessment requirement has been added to the Belconnen District Policy regarding the provision and endorsement of an environmental assessment report addressing contamination issues.</p> |

# DRAFT MAJOR PLAN AMENDMENT 11 – CONSULTATION REPORT

| Entity                         | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TPA response                                                                                                 |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|                                | <p>The consultant's assessment report and a letter of introduction from the land custodian and/or person/company responsible for commissioning the report detailing the purpose of the report and the action being requested must be submitted for review and endorsement, in accordance with <a href="#">Contaminated Sites Information Sheet 11 – EPA Report Submission Requirements</a>, prior to the site being used for other purposes.</p> <ul style="list-style-type: none"> <li>– Reports and documents relating to contamination must be submitted to EPA via <a href="mailto:contaminatedsites@act.gov.au">contaminatedsites@act.gov.au</a>.</li> <li>– The standard response time for reviewing documents is 15 business days from date of receipt; however, EPA endeavours to provide responses as soon as possible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                              |
| Conservator of Flora and Fauna | <p><u>Office of Conservator Flora Fauna</u><br/>No substantive concerns. Although the block is in proximity to John Knight Memorial Park (which support important Superb Parrot and Gang-gang habitat), it is currently highly modified and unlikely to support important ecological values. It is within the mapped ecological network, however in my view the proposed zoning changes are unlikely to meaningfully impact fauna connectivity, given the retained connectivity between University Park to the east, and the urban open space + John Knight Memorial Park to the north. I recommend the <a href="#">Biodiversity Sensitive Urban Design Guide</a> is considered and recommendations incorporated throughout the life of the project.</p> <p><u>Office of Nature Conservation</u><br/>Have the proponents considered the implications of increased shading on the long-term viability of any native trees or other native vegetation in the area? A particular investigation into the photosynthetic requirements of any remnant mature native trees in the forecasted shadow zone would be particularly valuable. Any likely impacts should be mitigated through careful design, or else noted in an applicable environmental impact statement.</p> | Noted. These matters will be considered and addressed during assessment of a future development application. |

| Entity | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | TPA response |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|        | <p>Consideration should also be given to mitigating the increased risk of bird collision with taller buildings during the design phase. Special attention should be paid to the use of glass and other reflective surfaces. Incorporating greenery into the building facade may support biodiversity outcomes and improve wellbeing outcomes for residents. This is particularly important given the low current accessibility of green infrastructure in that part of Belconnen.</p> <p>Other than the above, I have no concerns regarding this change in allowable heights from an environmental perspective.</p> <p><u>Urban Treescapes</u></p> <p>Urban Treescapes generally has no major objections to the proposed rezoning of the site for redevelopment. However, the proponent must consider the following advice.</p> <p><b>Trees on the Block (within the lease)</b></p> <p>The site is already listed as a <i>private lease</i> on ACTmapi (Land Custodianship Map). Therefore, the trees located within the lease area are <b>not</b> under the remit of the Conservator of Flora and Fauna or the Tree Protection Unit.</p> <p>The proponent will be required to seek approval from the Conservator of Flora and Fauna for any proposed <b>tree-damaging activity or tree removal</b> within the lease.</p> <p><b>Trees on Public Land (verge and open space)</b></p> <p>Urban Treescapes notes that there are several high-quality public trees along Aikman Drive and groups of trees to the north of the site. These are <b>protected trees under the Urban Forest Act 2023</b> and will require appropriate management and protection during construction.</p> <p>The proponent is required to submit a <b>Tree Management Plan (TMP)</b> demonstrating how public trees adjacent to the site will be managed and protected.</p> <p>The TMP should generally follow the <a href="#">Urban Forest (Tree Management Plans) Guidelines 2025 (No 1)   HTML view</a></p> |              |

## DRAFT MAJOR PLAN AMENDMENT 11 – CONSULTATION REPORT

| Entity | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TPA response |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|        | <p>If the proponent proposes the removal of any public tree, this should be clearly identified within the TMP.</p> <p>Urban Treescapes can only support the removal of a public tree if it meets one or more of the criteria under the <a href="#">Urban Forest (Approval Criteria) Determination 2024</a></p> <p><b>Approval Pathway and Canopy Contributions Agreement</b><br/> Urban Treescapes' aim is to retain all healthy public trees. If a tree does <b>not</b> meet criteria under the Urban Forest (Approval Criteria) Determination 2024, then Urban Treescapes cannot authorise removal on design grounds. In such cases, the proponent will need to seek approval from the <b>ACT Planning Authority</b> for removal based on "design grounds."<br/> If the ACT Planning Authority supports the removal of a public tree, it is likely that the proponent will be required to enter into a <a href="#">Canopy contribution agreement - City Services</a></p> |              |

Other relevant entity comments:

| Entity                    | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TPA response                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACT Education Directorate | <p>Upon receipt of further information from UC, Education is comfortable that the proposed heights have been supported by solar access analysis/overshadowing diagrams.</p> <p>It appears that it is likely possible for a development with the proposed increased heights to be designed at the site while minimising overshadowing on the College. The diagram shows that shadows cast on the College's shade the standalone sports centre building in the morning on the winter solstice, but the shadow is completely gone from buildings by midday.</p> <p>Noted that the MPA does not lock-in or require the particular design shown, but detailed solar access/overshadowing</p> | <p>Noted.</p> <p>The TPA will continue to liaise and consult with the Education Directorate on these matters.</p> <p>The version of the DPA given to the Minister includes an assessment requirement that the applicant must provide evidence to demonstrate that agreement has been reached between the developer of the site and the Education Directorate allowing</p> |

## DRAFT MAJOR PLAN AMENDMENT 11 – CONSULTATION REPORT

| Entity | Entity comments                                                                                                                                                                                                                                                                                                                                                                                                                                 | TPA response                                                                                                                                                                                                                                                                                                                                 |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <p>justification will be required at future DA stage, at which point Education will comprehensively review to ensure future development is designed to mitigate impacts on the College. We request ongoing involvement in any information shared with CED in this regard.</p> <p>Reiterate that other MPA concerns raised in various correspondences (including site access) remain for resolution and decision by the Territory Plan team.</p> | <p>shared use of the existing road within Block 60 Section 65 (UC Senior Secondary College Lake Ginninderra) for access to the development.</p> <p>The proposed development must also demonstrate that any potential adverse impacts on the adjacent college arising from the shared use of the access road are appropriately mitigated.</p> |

## 3.0 CONSULTATION WITH THE PUBLIC

### 3.1 Consultation

In accordance with 63 of the Act, draft major plan amendments are required to be made available on the [ACT planning website](#) for public comment for a minimum period of 30 working days.

The public consultation period for DPA-11 commenced on 13 February 2026 and concluded on 30 March 2026.

In addition to publishing the material on the ACT planning website, the following were also completed to inform the public about consultation on DPA-11:

- placed a notification on the DA Finder mobile app
- sent emails to subscribed stakeholders, which includes local community groups and associations.

### 3.2 Comments

A total of four (4) written comments were received during the consultation period. Two comments were from community advocacy groups, and two were individual comments.

Copies of public comments were made available on the [Planning website](#) after the completion of public consultation and have been provided at Appendix 3 of this document.

### 3.3 Summary of comments

Below is a summary of the issues raised in written comments during public consultation that are relevant to the planning system. Full comments are available at Appendix 3 of this report.

#### 3.3.1 Support for the amendment

Two comments expressed support for the proposed rezoning to facilitate the redevelopment of the site.

The main reasons for supporting the proposal are as follows:

- will enable mixed-use development rather than constraining the block to a purpose that is unused since 2015
- mixed-use development enables people to live, work, shop, and access services in the same area and reduce travel demand, increase walkability and create a more active, vibrant urban centre

- support for infill development close to jobs, education institutions, services, facilities active and public transport
- will increase housing supply near the Town Centre; ease rental stress while still requiring community contributions
- proposed controls are sufficient to ensure the site continues to deliver community and social benefits, despite the zoning change

Response

Noted.

**3.3.2 Alternative use of site for a primary school**

The following comments were made regarding the suggestion for an alternative use of the site for a primary school:

- The site was suggested as an ideal location for a Town Centre primary school
- Nearby high-rise apartment living limits children's access to safe green play spaces
- The site is directly adjacent to John Knight Park with complementary facilities
- Unused gifted land should be better used rather than profit by developing for more dense housing
- UC already benefits from nearby education facilities (childcare, high school, college)
- A primary school on the site would support UC education students' practical training

Response

The suggestion of the site for a primary school is noted.

Planning for new education facilities is undertaken on a whole-of-government, strategic basis, led by the Education Directorate, which considers enrolment demand, catchments, accessibility, and existing provision. The Education Directorate have not advised that they are seeking to acquire the site for the purposes of developing a primary school.

The importance of open space in higher-density areas is recognised, with the site benefiting from proximity to John Knight Park and the broader open space network.

Land use decisions consider the broader public interest, balancing community infrastructure, housing supply, and efficient use of land within and nearby the town centre.

Future provision of educational facilities is assessed and planned at a district level based on anticipated demand.

Potential synergies with UC are noted; however, such outcomes are not determinative of zoning decisions.

### **3.3.3 Adequacy and methodology of community facility land provision**

- Misleading per-capita Community Facility zoned land calculations:
  - The Social Impact Assessment (SIA) relies on per-capita CFZ figures that include land which is not genuinely accessible community space, such as the UC hospital, the university campus and a proposed major residential development.
  - When these are excluded, Belconnen's CFZ provision drops to ~30 m<sup>2</sup> per person, placing it below or on par with other ACT districts, undermining claims of surplus land.
  - the proponent's per-capita figures should not be relied upon by ACT Planning in assessing this proposal.
- Scale of impact understated
  - While the rezoning is described as a 0.24% reduction at a district scale, rezoning this site would result in a 7.7% reduction in CFZ land within the Belconnen Town Centre itself where the impact on residents is actually felt.

#### Response

The Authority acknowledges concerns regarding the methodology and assumptions used in the Social Impact Assessment, including the treatment of land not fully accessible for general community use. The SIA is one input to the assessment. The Authority also consider broader strategic planning advice and evidence, including population growth projections, distribution of facilities, and accessibility to services across the Belconnen District. With this, it can be assured that the per-capita metrics are not determinative in isolation.

The City and Environment Directorate (CED) has recently finalised the [ACT Community, Sport and Recreation Facilities Needs Assessment and Social Infrastructure Audit: Final Report](#), which identified that across the

Belconnen District, there is a potential gap in the provision of the following community and social infrastructure:

- Community accessible meeting rooms based in libraries and/ or community centres.
- Community centres (youth and senior citizens centres, best practice is to provide multi-use/ multi-purpose centres).
- Expansion of library spaces, and community arts centres
- Formal and informal sports spaces, including courts and BMX/ skate parks.

Further discussion on the provision of social infrastructure is provided in 3.3.4 below.

### **3.3.4 Population growth and future infrastructure pressure**

- Community infrastructure is not keeping pace with growth in Belconnen.
- Per-capita provisioning based on current population will deteriorate further over time, making any rezoning of CFZ land effectively irreversible in impact.

#### Response

The lease conditions for this block requires the site to be used for an 'education establishment', and while it has been recently cleared, the prior use of the site did not provide for broad community uses.

Noting this, the rezoning won't have an immediate or material impact on the current provision of community and social infrastructure in the Belconnen Town Centre or Belconnen District.

But acknowledging the need for community facility spaces in the District, as highlighted in 3.3.3 above, the DPA, through Assessment Outcome 2 b) and the supporting technical specification, will require future development to provide community and social facilities on site (the technical specifications require 3,000m<sup>2</sup>, in line with the proponent's indicative master plan).

Further, CED are undertaking detailed planning and technical studies of the Belconnen Town Centre to support the implementation of the Belconnen District Strategy. This work is considering the provision of community and social facilities across the Town Centre more broadly.

### 3.3.5 Misalignment with community consultation

Community preference for more social infrastructure, community facilities and public spaces for gathering and connection is not reflected despite being identified by the community as a priority in the proponent's community consultation.

#### Response

As outlined in 3.3.4 above, the future development on the site will be required to make a suitable contribution to the long-term provision of community and social facilities in the broader Belconnen area, consistent with Assessment Outcome 2 b) and the related technical specification. The applicant will need to demonstrate as part of a development application that appropriate facilities are provided based on what demand for particular community and social facilities is identified at the time.

### 3.3.6 Reliability of rezoning and policy safeguards

- Evidence from Kaleen Indoor Sports Centre redevelopment is cited to show that minimum space requirements can be manipulated and 'indoor recreation' thresholds were met by counting basement car parking resulting in a net loss of actual usable recreation space
- Concerns raised that policy safeguards are inadequate in practice, not just in theory.

#### Response

The Authority acknowledges concerns regarding how some proponents seek to meet particular requirements during the DA process.

However, it should be noted that DAs are also subject to assessment and a decision by the Authority. In the case of the Kaleen Indoor Sports Centre DA, it is understood that further information was requested as the Authority did not agree that the use of basement car parking in floor area calculations met the appropriate requirements. At the time of writing, this DA remains under assessment.

With this, the policy and assessment processes are operating as expected. The Authority disagrees that these are inadequate to achieve the desired outcome.

### **3.3.7 Education and social infrastructure capacity**

- Education Directorate concerns raised about capacity impacts on nearby schools, particularly UC Lake Ginninderra College should be resolved before rezoning proceeds.
- Comments pointed to University of Canberra’s ‘Connect Up 2617’ research that found that there is insufficient social infrastructure and lack of accessible informal gathering places, affecting the wellbeing of a diverse range of people who utilise the area, which contradicts the SIA’s conclusion that current provision is adequate and that the rezoning would have negligible impact.

#### Response

As highlighted in section 2 above, the Education Directorate provided support for the DPA, noting remaining impacts would be considered further during the DA process.

Responses to 3.3.3 and 3.3.4 above respond to the provision of social infrastructure.

### **3.3.8 Public experience of recent adverse community facility outcomes**

- Recent events cited as evidence that community land is already under pressure; for example: SDN Bluebell Centre relocated outside the district due to lack of available sites, and ongoing community concern over redevelopment at Big Splash and Kaleen Indoor Sports Centre.

#### Response

The Authority acknowledges concerns regarding recent changes to community facilities and ongoing community expectations about access to recreation, childcare, and social spaces in Belconnen. These issues highlight the importance of coordinated planning for growing populations and the need to balance competing land use demands within the district.

DPA-11 has considered the provision of community infrastructure across the district and shortfall of some facilities in the Belconnen District, as highlighted in 3.3.3 above. Specifically, DPA, through Assessment Outcome 2 b) and the supporting technical specification, will require future development to provide community and social facilities on site

## **4.0 CHANGES MADE TO DPA-11 FOLLOWING CONSULTATION**

The DPA-11 document, available on the Planning website, contains all changes to the Territory Plan proposed by DPA-11.

Following consultation, additional site-specific assessment requirements have been added to the Belconnen District Policy to address the EPA's comments regarding site contamination and to ensure that the shared access between the future development and the adjoining college is adequately managed to the satisfaction of all parties involved.

A new technical specification is proposed to support Assessment Outcome 2 b) to require a minimum of 3,000m<sup>2</sup> of gross floor area of community and social facilities in a redevelopment of the site.

## INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

| LANGUAGE                               | DETAILS                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------|
| English                                | If you need an interpreter please call: 13 14 50                                      |
| Mandarin (Simplified Chinese) / 简体中文   | 如果您需要翻译，请致电：13 14 50                                                                  |
| Arabic / العربية                       | إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50                                    |
| Cantonese (Traditional Chinese) / 繁體中文 | 如果你需要傳譯員，請致電：13 14 50                                                                 |
| Vietnamese / Tiếng Việt                | Nếu bạn cần thông dịch viên, xin gọi: 13 14 50                                        |
| Korean / 한국어                           | 통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50                                               |
| Spanish / Español                      | Si necesita un intérprete, llame al 13 14 50                                          |
| Persian (Farsi) / فارسی                | اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50                       |
| Dari / دری                             | اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.                    |
| Punjabi / ਪੰਜਾਬੀ                       | ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50                  |
| Tamil / தமிழ்                          | உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும் |
| Greek / Ελληνικά                       | Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50                                        |
| Italian / Italiano                     | Se hai bisogno di un interprete, chiama: 13 14 50                                     |
| Hazaragi / هزاره گی                    | اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ                       |
| Thai / ภาษาไทย                         | หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50                                              |
| Karen / ကညီကျိာ်                       | ဖဲန့မ့ၢ်လိာ်တၢ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးတၢ်-၁၃၁ ၄၅၀ တက့ၢ်.                     |

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week

## **APPENDICES**

From: [REDACTED]  
 To: Terrplan  
 Subject: REQUEST FOR COMMENTS BY 6 MARCH 2026 - Mandatory Entity Consultation - Draft Major Plan Amendment 11 - Belconnen Section 65 Block 42 (DPA-11)  
 Date: Tuesday, 3 March 2026 8:58:18 AM  
 Attachments: [image001.jpg](#)  
[image002.jpg](#)

Good morning Territory Planning team

Thank you for the opportunity to provide comments on this draft major plan amendment. Please find comments below.

#### QCFE

No substantive concerns. Although the block is in proximity to John Knight Memorial Park (which support important Superb Parrot and Gang-gang habitat), it is currently highly modified and unlikely to support important ecological values. It is within the mapped ecological network, however in my view the proposed zoning changes are unlikely to meaningfully impact fauna connectivity, given the retained connectivity between University Park to the east, and the urban open space + John Knight Memorial Park to the north. I recommend the [Biodiversity Sensitive Urban Design Guide](#) is considered and recommendations incorporated throughout the life of the project.

#### QNC

Have the proponents considered the implications of increased shading on the long-term viability of any native trees or other native vegetation in the area? A particular investigation into the photosynthetic requirements of any remnant mature native trees in the forecasted shadow zone would be particularly valuable. Any likely impacts should be mitigated through careful design, or else noted in an applicable environmental impact statement.

Consideration should also be given to mitigating the increased risk of bird collision with taller buildings during the design phase. Special attention should be paid to the use of glass and other reflective surfaces. Incorporating greenery into the building facade may support biodiversity outcomes and improve wellbeing outcomes for residents. This is particularly important given the low current accessibility of green infrastructure in that part of Belconnen.

Other than the above, I have no concerns regarding this change in allowable heights from an environmental perspective.

#### Urban Treescapes

**Urban Treescapes refer to the Block 42 Section 65 (Arscott House), Aikman Drive, Belconnen Draft Major Plan Amendment.**

Urban Treescapes generally has no major objections to the proposed rezoning of the site for redevelopment. However, the proponent must consider the following advice.

#### Trees on the Block (within the lease)

The site is already listed as a *private lease* on ACTmap (Land Custodianship Map). Therefore, the trees located within the lease area are **not** under the remit of the Conservator of Flora and Fauna or the Tree Protection Unit.

The proponent will be required to seek approval from the Conservator of Flora and Fauna for any proposed **tree-damaging activity or tree removal** within the lease.

#### Trees on Public Land (verge and open space)

Urban Treescapes notes that there are several high-quality public trees along Aikman Drive and groups of trees to the north of the site. These are **protected trees under the Urban Forest Act 2023** and will require appropriate management and protection during construction.

The proponent is required to submit a **Tree Management Plan (TMP)** demonstrating how public trees adjacent to the site will be managed and protected.

The TMP should generally follow the [Urban Forest \(Tree Management Plans\) Guidelines 2025 \(No 1\) | HTML view](#)

If the proponent proposes the removal of any public tree, this should be clearly identified within the TMP.

Urban Treescapes can only support the removal of a public tree if it meets one or more of the criteria under the [Urban Forest \(Approval Criteria\) Determination 2024](#)

#### Approval Pathway and Canopy Contributions Agreement

Urban Treescapes' aim is to retain all healthy public trees. If a tree does **not** meet criteria under the Urban Forest (Approval Criteria) Determination 2024, then Urban Treescapes cannot authorise removal on design grounds. In such cases, the proponent will need to seek approval from the **ACT Planning Authority** for removal based on "design grounds."

If the ACT Planning Authority supports the removal of a public tree, it is likely that the proponent will be required to enter into a [Canopy contribution agreement - City Services](#)

Kind regards,

[REDACTED]  
 Senior Conservation Officer

Office of the Conservator of Flora and Fauna | City and Environment Directorate

Email: [REDACTED]

City and Environment Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | <https://www.act.gov.au/environment> | [www.planning.act.gov.au](http://www.planning.act.gov.au)

From: [REDACTED]  
To: [Terrplan](#)  
Cc: [REDACTED]  
Subject: FW: REQUEST FOR COMMENTS BY 6 MARCH 2026 - Mandatory Entity Consultation - Draft Major Plan Amendment 11 - Belconnen Section 65 Block 42 (DPA-11)  
Date: Friday, 6 March 2026 9:26:11 AM  
Attachments: [image001.jpg](#)  
[image002.jpg](#)

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**Note:** Please contact EPA via [REDACTED] for further information, ongoing correspondence, and/or enquiries regarding this matter (irrespective of the source of this email).

Dear Territory Plan and Planning Reform Team,

Thank you for referring the below draft Major Plan Amendment 11 (DPA-11) for B42 S65 Belconnen to the Office of the Environment Protection Authority (EPA) for review.

EPA records indicate the site was formerly occupied by Halls of Residence. During demolition of the buildings, an underground fuel storage tank (UST) was discovered and subsequently removed. The removal of the UST was validated and reported in the report titled "*Tank Validation Report, Block 42, Section 65, Belconnen*", dated 08 June 2020 by Lanterra Consulting Pty Ltd.

EPA reviewed the report, but was not in the position to recommend the report be endorsed. The validation report conclusions were limited to the area where the former UST was located and did not extend to the whole site.

**Prior to EPA supporting the proposed major plan amendment**, an environmental assessment, in accordance with EPA endorsed guidelines, must be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the permitted uses of the proposed zone.

The consultant's assessment report and a letter of introduction from the land custodian and/or person/company responsible for commissioning the report detailing the purpose of the report and the action being requested must be submitted for review and endorsement, in accordance with [Contaminated Sites Information Sheet 11 – EPA Report Submission Requirements](#), prior to the site being used for other purposes.

- Reports and documents relating to contamination must be submitted to EPA via [contaminatedsites@act.gov.au](mailto:contaminatedsites@act.gov.au).
- The standard response time for reviewing documents is 15 business days from date of receipt; however, EPA endeavours to provide responses as soon as possible.

Regards [REDACTED]

A/g Senior Director, Office of the Environment Protection Authority

Delegate, Environmental Protection Authority

Email: [REDACTED]

Environment, Land, & Technical Regulation | City & Environment Directorate | ACT Government

480 Northbourne Avenue, Dickson 2602 | GPO Box 158, Canberra ACT 2601

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## ACT Heritage Council

# HERITAGE ADVICE

### Under Part 10 of the *Heritage Act 2004*

Heritage Reference: Belconnen-S65-B42  
Contact Officer:   
Received by Council: 13 February 2026  
Due date: 6 March 2026

**TO: Territory Plan and Planning Reform**  
City and Environment Directorate  
[terplan@act.gov.au](mailto:terplan@act.gov.au)

| Block: | Section: | Division / District: | Heritage Place:                       |
|--------|----------|----------------------|---------------------------------------|
| 42     | 65       | Belconnen            | Adjacent to John Knight Memorial Park |

Status of Place: Adjacent to John Knight Memorial Park  
Description of Works: Draft Major Plan Amendment  
Council Advice provided by: Manager (Approvals and Advice)

---

Pursuant to Part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- ☒ The Draft Major Plan Amendment is **unlikely to diminish the heritage significance** of a registered heritage place.
- 

### Background:

On 13 February 2026, the Territory Plan and Planning Reform (TPPR) referred a Draft Major Plan Amendment (MPA) for Block 42 Section 65 Belconnen (35 Aikman Drive) to the ACT Heritage Council (Council) for entity advice.

The Draft MPA proposes to amend the Territory Plan Map to rezone the site from Community Facility Zone (CFZ) to Commercial CZ2 Business Zone to allow the redevelopment of the site for mixed-use purposes, including commercial accommodation, community spaces, and various commercial and residential uses. It is also proposed to amend the Belconnen District Policy in the Territory Plan 2023 to set a maximum building height limit of 42m (approximately 12 storeys), with an ability to increase to an additional 4 storeys or 12m where design quality tests can be met.

Review of the ACT Heritage Register (the Register) has not identified any registered, nominated or recorded heritage places or objects within the subject block.

However, 35 Aikman Drive is adjacent to the 'John Knight Memorial Park' (the Park), which is a registered place on the ACT Heritage Register. Any works affecting the Park are subject to *Heritage Act 2004* (Heritage Act) provisions.

The Draft MPA was previously referred to the Council as part of a pre-application advice request. The Council delegate did not object to the proposal in advice on 24 January 2025, subject to heritage considerations as the project progressed. In its advice, the Council delegate concluded that the proposal is unlikely to diminish the heritage significance of the Park, noting that it does not propose any direct physical changes to the registered heritage place.

**Assessment:**

Review of the Draft MPA documentation, including the Supporting Report, Community Engagement Report and Masterplan, indicates that the Park has been appropriately recognised as a primary landscape and contextual asset in the preparation of the indicative development concept.

The Park's heritage status and its role as a significant urban open space adjoining the site are acknowledged, and the interface with the Park has informed the stated project objectives and proposed planning controls.

The project objectives include providing appropriate height transition, setbacks and built form responses to the open space of the heritage-listed park, and minimising overshadowing and overlooking to adjacent open space and community facilities.

The indicative architectural scheme demonstrates a massing approach that steps down towards the Park boundary, reducing visual bulk and reinforcing a transition in scale at the interface. Publicly accessible landscaped corridors and active ground floor frontages form part of the draft MPA outcomes, supporting visual and physical permeability and promoting an integrated relationship between the development site and the parkland setting.

This establishes a framework capable of managing potential visual and spatial impacts on the Park's open character and setting. In this context, the principal heritage consideration is the quality of transition, bulk, scale and visual relationship to the Park, rather than the appropriateness of redevelopment of the subject site, which is located outside the registered heritage boundary.

The proposed planning controls indicate that height and massing will be subject to performance-based assessment, allowing detailed consideration of visual dominance, overshadowing and amenity impacts at development application (DA) stage. At the strategic amendment stage, the proposal does not involve works within the heritage place and the proposal retains physical separation from the registered boundary. Subject to careful management of interface outcomes at DA stage, including detailed assessment of built form, visual bulk, lighting and landscape treatment, the proposal is capable of being consistent with the conservation of the heritage values of the Park.

On this basis, and provided that future development demonstrates that it will not adversely affect the Park's heritage significance, the draft MPA is not considered to diminish the heritage significance of the registered place.

**Advice:**

Following a review of the submitted information, and as a Council delegate, I advise that:

1. Subject to sensitive design and placemaking, which considers massing, setbacks and overshadowing, the Draft Major Plan Amendment is unlikely to diminish the heritage significance of John Knight Memorial Park as it proposes no direct change to the registered heritage place;
2. Future development applications for the subject block should describe how development proposals respect local heritage context, in accordance with the principles of good planning set out in the *Planning Act 2023*; and

3. Unexpected Discovery Protocols will be required by the Council for future development applications, to ensure that any unexpected future heritage discoveries are managed in accordance with *Heritage Act 2004* requirements.



**Manager (Approvals and Advice) (as delegate for),**  
**ACT Heritage Council**  
06 March 2026

**From:** [REDACTED]  
**To:** [Terrplan](#)  
**Subject:** RE: REQUEST FOR COMMENTS BY 6 MARCH 2026 - Mandatory Entity Consultation - Draft Major Plan Amendment 11 - Belconnen Section 65 Block 42 (DPA-11) [SEC=OFFICIAL]  
**Date:** Thursday, 19 February 2026 3:37:29 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

Dear Territory Plan team.

Thank you for the request for comments for DPA-11 at Block 42 Section 65 Belconnen. The site is zoned within the Urban Areas of the National Capital Plan (the Plan).

The proposed amendment is not inconsistent with the Plan and the NCA has no concerns.

Kind regards

[REDACTED] Planning Officer  
National Capital Authority



**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600  
GPO Box 373, CANBERRA ACT 2601 | ; [www.nca.gov.au](http://www.nca.gov.au) | Twitter: @NCA\_Media

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## Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

30 Mar 2026 4:22:48 PM

Reference code

NHH2NF66

Access Canberra

GPO Box 158  
Canberra City, ACT 2601

Phone: (02) 6207 1923  
acepdcustomerservices@act.gov.au

## Type of representation

### About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

### Application type

Please select the application type:\*

Territory Plan Amendment Notification



## Representor details

Title

Given name\*

Family name\*

Organisation name

Enter at least one phone number: \*

Home phone

Work phone

Mobile

Email address\*

## Application details

Amendment number\*

Draft Plan Amendment 11

Provide the details of your representation\*

The former Arscott House site at Belconnen Section 65 Block 42 (DPA-11) is ideal for a Town Centre primary school, in my opinion. Particularly for children who live in the nearby high-rise apartment towers and who do not have easy access to green spaces in which to run and play freely. The adjacent John Knight Park has playground equipment, large trees and enough flat areas for school sports. The University of Canberra was gifted this site to qualify for a student housing grant but has done nothing with it. Now UC wants to profit by developing it for more dense housing when it could be much better used. UC has an affiliated childcare centre on campus, the high school at Kaleen and the college next door, all of which are good for the students studying education. The former Vice Chancellor Stephen Parker said that he wanted a primary school on campus to complete the practical training for UC students and a primary school on this site could be the next best thing.

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
  - A maximum of 5 files can be uploaded.
-

## Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [\*\*Information Privacy Policy\*\*](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [\*\*\(02\) 6207 1923\*\*](#) to arrange a copy for purchase.

☐ [Click here for more information on applying for exemption from the public register.](#)



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30 March 2026

## Draft Plan Amendment 11 – Belconnen Section 65 Block 42

The Belconnen Community Council recommends that this Major Plan Amendment is not approved.

The case for this rezoning depends on figures that don't hold up, a proponent-led community consultation process whose findings were not acted upon, and a precedent that shows the minimum requirements intended to protect community space have already failed in practice.

Belconnen is the ACT's largest district and is growing fast. This is not the time to be reducing the community-zoned land available to its residents.

### Summary

- The Social Impact Assessment's (SIA) per-capita CFZ figures are misleading: they include land occupied by a private hospital, a proposed 1,629-dwelling residential development, and a university campus that has itself acknowledged limited connection to the surrounding community.
- Once that land is excluded, Belconnen's community-zoned land per capita falls to approximately 30m<sup>2</sup>/person (below Molonglo, Weston Creek, and Woden) and the SIA's central justification collapses.
- The proponent's own community consultation found residents want more social infrastructure, green space, and community facilities. The proposal, 89% residential, 0% commercial, does not reflect what was heard.
- Minimum zoning requirements have already proven inadequate protection: at Kaleen Indoor Sports Centre, a proposed development on rezoned land tried to count basement car parking as indoor recreation space to meet their minimum threshold, reducing the current recreation use space from 3,823m<sup>2</sup> to an effective 1,052m<sup>2</sup>.
- The University of Canberra's own Connect Up 2617 research found the Belconnen Town Centre lacks social infrastructure and accessible gathering places, a finding that directly contradicts the SIA's conclusion that existing community land provision is adequate.
- The Education Directorate's concerns about school capacity were largely met with undertakings to address issues later, rather than evidence they have been addressed now.



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- The public experience of just the last six months alone directly contradicts the SIA's finding of adequate provision: a community service was displaced outside the district entirely due to lack of available sites, and sustained community concern over Big Splash and the Kaleen Indoor Sports Centre reflects demand that is outstripping supply.
- The Belconnen suburb population has tripled since 2006 and is forecast to reach 16,000 by 2065. Community infrastructure is not keeping pace with growth.

## 1. Introduction

The Belconnen Community Council (BCC) is the peak community advocacy body for the Belconnen district of Canberra, representing residents, workers, students, and property holders. The BCC submits that this Major Plan Amendment should not be approved.

This site is currently zoned Community Facility Zone (CFZ), reflecting a recognition that the land has a role to play in serving the needs of the Belconnen community. The proposal would rezone the site to allow a development comprising approximately 32,000m<sup>2</sup> of residential floor area and 4,000m<sup>2</sup> of community space, an 89% residential, 0% commercial outcome that the proponent characterises as 'mixed use.'

The BCC supports housing growth in Belconnen. What it does not support is housing growth that systematically underprovides the community infrastructure that makes dense urban living liveable, particularly when that underprovision is justified by figures that do not withstand scrutiny. This submission is not an objection to development. It is an objection to approving this rezoning on the basis of an inadequate case that doesn't deliver for the current and future Town Centre residents.

The BCC's objection rests on the following interconnected grounds, which this submission addresses in turn:

- The Social Impact Assessment contains a critical methodological flaw that renders its central per-capita finding unreliable;
- The proponent's own community consultation identified needs that this proposal does not meet;
- Existing minimum zoning protections have demonstrably failed in comparable circumstances; and
- The proposal is inconsistent with the University of Canberra's own research on social infrastructure need in the Belconnen Town Centre.



## 2. The Social Impact Assessment is Misleading

### The Core Claim

The Social Impact Assessment (SIA) submitted by the proponent makes the following claim to justify the loss of community-zoned land:

"The site currently represents a minimal proportion (0.24%) of Belconnen's extensive CFZ allocation. Given that Belconnen holds the largest share of CFZ land in the ACT (31%), providing approximately 41 square metres per person, the rezoning is anticipated to have negligible impact on the district's capacity for community infrastructure provision."

This figure (41m<sup>2</sup> of CFZ land per person) is the SIA's primary quantitative justification for the rezoning. The BCC submits that this figure is, at best, a significant methodological error, and that its effect is to substantially overstate the amount of genuinely accessible community land available to Belconnen residents.

### What the SIA Includes in Its Calculations

The SIA's CFZ per-capita figures are derived by treating all land zoned CFZ within the Belconnen District as equal community land available to the Belconnen public.

However, the area enclosed by Ginninderra Drive, Hayden Drive, Aikman Drive, and College Street is all considered CFZ land and is approximately 1.18million m<sup>2</sup>.

This area includes three categories of land that are not, in any practical sense, a like-for-like replacement for general community use:

- The University of Canberra Hospital;
- The PEET Bruce residential development, which has an intended yield of 1,629 dwellings.
- The University of Canberra campus itself.

In 2021, the University of Canberra's then Vice-Chancellor explicitly noted that the university's new master plan envisaged 'a campus connected to their surrounding suburbs' - an aspiration, not a description of existing access.

The inclusion of these three land parcels amounts to approximately 1,182,771m<sup>2</sup> of the total, or roughly 10.6m<sup>2</sup> per person. While technically accurate as a measure of CFZ-zoned land, it bears little relationship to the question of whether Belconnen residents have adequate access to community facilities and public space.



   
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### The Corrected Picture

When the University of Canberra campus, the UC Hospital, and the PEET residential development are excluded from the calculation, the per-capita CFZ figure for Belconnen falls to approximately 30m<sup>2</sup> per person.

At approximately 30m<sup>2</sup> per person, Belconnen sits behind Molonglo, Weston Creek, and Woden Valley, and at roughly the same level as Tuggeranong. This is not the position of a district with a surplus of community land. It is the position of a district where any further reduction in CFZ land should require extremely compelling justification.

The BCC submits that the proponent has not provided that justification, and that its per-capita figures should not be relied upon by ACT Planning in assessing this proposal.

### Population Growth Makes This Worse, Not Better

The SIA includes demographic analysis of the Belconnen suburb, noting its young and culturally diverse population, high proportion of lone-person and group households, and lower-to-middle income profile. What the SIA does not note is the trajectory of population growth in the area.

The Belconnen suburb has grown from approximately 3,100 residents in 2006 to over 9,000 in 2025. It is forecast to reach 16,000 by 2065. Per-capita figures calculated on today's population will deteriorate further as growth continues, and any loss of CFZ land is effectively permanent.

### CFZ Land in the Belconnen Town Centre

The district-wide per-capita analysis referenced in sections 2.2 and 2.3 may be the appropriate lens for assessing long-term community infrastructure capacity across Belconnen.

However, it is also worth examining the impact of this rezoning at the town centre scale, the area where residents, workers, and students most directly access community facilities.

Within the Belconnen suburb boundary, there is currently approximately 134,473m<sup>2</sup> of Community Facility Zone land. This site, at approximately 10,378m<sup>2</sup>, represents around 7.7% of that total.

Rezoning this site would therefore result in a 7.7% reduction in CFZ land within the Belconnen Town Centre itself.



   
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The proponent characterises the impact of this rezoning as negligible, citing a 0.24% reduction in Belconnen's district-wide CFZ allocation. At the town centre scale, where the impact on residents is actually felt, the figure is 7.7%. That is not a rounding error. It is an order of magnitude larger, and it is the more honest measure of what this community stands to lose.

### **3. The Proponent's Consultation Report Does Not Support This Proposal**

The proponent conducted community consultation as part of the Major Plan Amendment process and submitted a Community Consultation Report. The BCC notes two significant concerns arising from that report.

#### **Community Priorities Were Not Reflected in the Proposal**

Question 4 of the community consultation asked respondents: 'What would you like to see more of in the town centre?' The responses indicate clear community preference for social infrastructure, public space, community facilities, and amenities that support gathering and connection.

The proposal as submitted, 89% residential floor area, 0% commercial, and only 11% community space, is not a response to those preferences. A development that is overwhelmingly residential in character, with a token community component, does not constitute the 'blend of commercial, residential, and civic amenities' the proponent describes in its own planning rationale.

#### **Education Directorate Concerns Were Not Resolved**

The Education Directorate raised concerns during the consultation process about the impact on local schools, particularly the neighbouring UC Lake Ginninderra College. The proponent's response to these concerns was, in substance, that the matter would be worked through in subsequent stages, and that it was intended the concerns would not materialise.

The BCC does not consider this an adequate response to a substantive infrastructure concern raised by a government directorate. If the concerns raised by the Education Directorate cannot be addressed adequately at the time of a rezoning decision, the rezoning decision should not proceed.



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#### 4. Minimum Protections Have Already Failed in Practice

One of the mechanisms available to ACT Planning to mitigate the impact of rezonings from community to other uses is the imposition of minimum requirements for community or recreation facilities in the resulting development. The proponent's proposal includes a community space component, and it may be suggested that this represents an adequate protective mechanism.

The BCC draws attention to recent events at the Kaleen Sports Centre as direct evidence that minimum requirements do not, in practice, guarantee good outcomes.

**PRECEDENT:** The Kaleen Sports Centre was rezoned in 2021 from Parks and Recreation (PR22) to Commercial Mixed Use (CZ5), with a condition requiring a minimum of 1,400m<sup>2</sup> of indoor recreation space to be provided in any development.

The Development Application submitted since states that 1,773m<sup>2</sup> of indoor recreation space has been provided, satisfying this requirement. However, 772m<sup>2</sup> of this figure is basement car parking.

The true indoor recreation area is therefore 1,052m<sup>2</sup>, a reduction from the 3,823m<sup>2</sup> currently operating as a club and indoor recreation facility, and below the nominal minimum threshold.

The BCC notes that the Kaleen situation has yet to be resolved under the ACT's new outcomes-focused planning system. However, it demonstrates clearly that a developer with legal advice can interpret minimum requirements in ways that substantially undermine their intent, and that by the time this becomes apparent, the rezoning has already occurred.

The imposition of a minimum community space requirement at this site does not, in the BCC's view, provide adequate protection. The Kaleen precedent suggests the floor can become the ceiling, and that the ceiling can be gamed.

#### 5. This Contradicts the UC's Own Evidence on Social Infrastructure

In March 2026, the University of Canberra's *Connect Up 2617* project found that the Belconnen Town Centre lacks sufficient social infrastructure and accessible third places: informal public spaces where people can gather, connect, and participate in community life.

The research found this absence is having a tangible impact on the wellbeing of people who live, work, and socialise in the area, particularly among the young, culturally diverse, and



   
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lower-income populations that the SIA itself identifies as characteristic of the Belconnen suburb.

The SIA concludes that existing community land provision is adequate and that this rezoning will have negligible impact. Connect Up 2617 concludes that social infrastructure is insufficient and that its absence is causing harm. These two findings cannot both be correct. The BCC submits that the Connect Up 2617 research, grounded in direct community engagement, should carry significant weight.

## **6. This Contradicts the Public Discourse on Community Facilities**

The SIA's conclusion that community land provision in Belconnen is adequate sits in uncomfortable contrast with the recent public lived experience, which tells a different story.

In late 2025, the pending closure of the SDN Bluebell Centre in Belconnen attracted significant media attention. The centre — a long-standing provider of community services — was unable to secure an alternative location within the district due to ongoing redevelopment pressures on available sites. A new location was eventually found, but outside the Belconnen district entirely, in Gold Creek. This is not an abstract planning outcome. It is a community service that Belconnen residents lost to their own district because the land to accommodate it could not be found.

This is not an isolated case. Community petitions and sustained media coverage around proposed redevelopments at Big Splash and the Kaleen Indoor Sports Centre reflect a pattern of community concern about the adequacy of recreational and community space in the town centre and surrounding suburbs. These are not the signs of a community with surplus capacity. They are the signs of a community where demand for accessible, local facilities is outstripping supply.

The BCC submits that this public record should weigh heavily against a finding that any further reduction in CFZ land in the Belconnen Town Centre will have negligible impact.

## **7. Conclusion and Recommendation**

The Belconnen Community Council submits that the case for this Major Plan Amendment has not been made. The Social Impact Assessment's central quantitative justification is based on figures that conflate genuinely accessible community land with a hospital, a major residential development, and a university campus. Once these are excluded, Belconnen's per-capita community land provision is unremarkable and declining under population pressure.



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The proponent's own consultation found community preferences that this proposal does not meet. UC's own social research found social infrastructure deficits in the Belconnen Town Centre that this rezoning would worsen, not address. The minimum protections that might otherwise provide some safeguard have already been shown, at Kaleen, to be inadequate in practice. The displacement of the SDN Bluebell Centre to Gold Creek, and sustained community concern over Big Splash and the Kaleen Indoor Sports Centre, tell the story of a district where demand for community space is growing, not declining.

The BCC recommends that this Major Plan Amendment is not approved.





   
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### About the BCC

- The Belconnen Community Council (BCC) is a non-partisan, volunteer-driven organisation that aims to be at the forefront of advocating for our region, making it an even more attractive place to live, work, and enjoy life.
- The BCC represents the interests of its members and the community to the ACT Government and other stakeholders on various matters affecting the people who live, work, and play in the Belconnen District.
- The Belconnen Community Council receives support and funding from the ACT Government.



# Comment on Draft Plan Amendment 11

Greater Canberra Inc, 30 March 2025



## Introduction

Greater Canberra is a community organisation focused on ensuring that Canberra continues to be a desirable and affordable place to live. We do this by advocating for infill and housing density, and supporting development and planning reform in Canberra along urbanist principles.

We welcome the proposal from the University of Canberra and the Territory Planning Authority to rezone Belconnen Section 65 Block 42 from CFZ to CZ2 to allow for a mixed commercial, residential and community development on the site. The proposed new zoning would allow for a development that makes a real impact on housing availability in the Belconnen town centre, easing rents. The requirement for a development on the site to include a suitable community or social contribution strikes a good balance between the need for housing and the need to improve amenity for existing residents in the area.

## What the DPA proposes

The Draft Plan Amendment proposes to amend the Territory Plan to rezone Block 42 Section 65 from CFZ (Community Facilities Zone) to CZ2 (Commercial Business Zone), under the rationale that a strict Community Facilities Zone is no longer appropriate for the site, and that the university can achieve more for the community under a more permissive zoning that enables mixed-use development, rather than restricting the site to a single use.

The Amendment also proposes three changes to the Belconnen District Policy to add new provisions covering (essentially) this specific site:

- a new Assessment Outcome requiring development on the site to prioritise an active ground floor with landscaped public connections between the nearby John Knight Park and the college, and make a contribution to community and social facilities in Belconnen, and
- a new Assessment Requirement setting a maximum height of 42 metres for development, with a provision to increase this if good design permits.

There is a strong case to support the claim that the current zoning of single-use CFZ is out of step with what is actually needed for the area. The site has been effectively unused since 2015 when student accommodation ceased, and has been cleared and vacant since the Arscott House building was demolished in 2020. The University of Canberra has since concentrated student accommodation closer to campus.

While ample community facilities are essential for the amenity of the UC and the Belconnen Town Centre, no community facilities are currently offered by the vacant site, so something needs to change. The Community Facilities Zone does not typically allow for mixed-use developments that include both community facilities and housing, outside a small set of circumstances like supportive housing. A more permissive zoning could make it *more* viable for

the university to invest in a development that includes community facilities, as those facilities could be supported by housing and/or commercial activity.

## The case for rezoning

The site has a genuinely strong case for rezoning and intensification. Centrally-located and well-served by public transport links, walkable to the Belconnen Town Centre, and adjacent to significant open space, we consider it a shame that this site currently sits vacant. This desirable section of land has been functionally unused for the last decade, so it is only right that the Territory Planning Authority re-assess its zoning.

The Belconnen district has the largest share of CFZ-zoned land in the ACT, while also having the second-highest rental stress rate. Rather than sitting vacant under rules that prevent mixed-use, this site could instead add housing supply in a location that genuinely merits it, without sacrificing its potential for making a social contribution to the area as well. This is an infill opportunity that makes use of existing infrastructure.

Universities and their adjacent suburbs make some of the best potential sites for mixed-use development. They are anchors of activity and employment, well-connected, and naturally surrounded by amenity. All these apply to the proposed site in this DPA. The case becomes stronger when the land is already cleared and sitting idle, and adjacent to the Belconnen Town Centre. It's hard to justify letting this site sit unused for years in a city with a housing affordability crisis.

The new Assessment Outcome in the Belconnen District Policy should allay concerns that the site will no longer prioritise the community or serve a community facilities purpose, as it explicitly requires any development on the site to do so. The ultimate result is a more permissive zoning for the land, allowing a mix of uses on the same block, but a requirement that community and social outcomes are still prioritised.

The accompanying Master Plan provides some context for the university's intentions for the site, and they appear to be consistent with this. Based on that plan, we believe that a redevelopment of Block 42 Section 65 under a more permissive zoning has the potential to be a genuine win for the university, potential new residents, and the Belconnen community at large.

## Summary

We endorse the core case for rezoning. The site has been vacant for years and the location's proximity to public transport, open space, and the Belconnen Town Centre makes it well-suited to mixed-use development that prioritises community and social outcomes.

Mixed-use development, which combines residential, commercial, and community uses within the same precinct or building, is a cornerstone of contemporary urban planning. When people

can live, work, shop, and access services in the same area, the result is shorter trips, more walkable streets, and neighbourhoods that genuinely feel alive. Greater Canberra consistently advocates for more mixed-use development in our urban centres. As such, we think the case for rezoning is strong, and recommend the amendment be adopted.

**From:** [REDACTED]  
**To:** [Terrplan](#)  
**Subject:** Comment on DPA-11  
**Date:** Monday, 30 March 2026 10:20:30 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I write as a resident of the Belconnen town centre and frequent user of the parkland adjacent to the site of the proposed rezoning. I have long felt that the vacant lot is a waste of an excellent location and welcome this DPA as an opportunity to make something of the site. I support the proposal to allow commercial and/or residential development on the site along with a suitable community facility.

I expect that some objections will be received from people who think that the requirement for a suitable community facility to be included in any development is insufficient to meet the needs of the town centre and district community. I disagree, and think that the current proposal strikes a good balance between the need for residential and/or commercial space and the need for community facilities. I note that the immediate area is currently incredibly high in amenity, with the mall, bus interchange, UC, CISAC, parkland and more all within easy walking distance. This makes the site an ideal location for a residential development. I also note that the Belconnen town centre is not in imminent danger of running out of vacant lots and surface-level carparks that could be used for community facilities to meet future needs.

Regards,

[REDACTED]



**ACT**  
Government

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**Territory  
Planning**  
Authority

**DRAFT**

**MAJOR PLAN AMENDMENT**

**to the**

**TERRITORY PLAN 11**

**Belconnen Section 65 Block 42**

**Rezoning from Community Facilities Zone to  
Commercial CZ2 Business Zone and  
amendments to Belconnen District Policy**

**February 2026**

This draft major plan amendment was prepared  
under division 5.2.3 of the Planning Act 2023

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## 1.0 INTRODUCTION

### 1.1 Purpose

This document is Draft Major Plan Amendment to the Territory Plan 11 – Belconnen Section 65 Block 42 (DPA-11).

Under section 63 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is making DPA-11 available to the public for comment.

Key parts of this document are:

- section 2 – summarises the proposal, including amendments this DPA proposes to make to the Territory Plan and associated documents and details on interim effect
- section 3 – discussion on the need for the draft major plan amendment
- section 4 – summary of entity and public consultation and where further information can be obtained
- section 5 – detailed amendment instructions to the Territory plan proposed by this DPA.

### 1.2 Outline of the process

A major plan amendment (MPA) is a statutory process under the Planning Act that enables the Territory Plan to be amended. The three types of MPAs are:

- Proponent-initiated
- Authority-initiated
- Minister-initiated

DPA-11 is a proponent-initiated MPA.

For more information about the content of the [Territory Plan](#) and the [major plan amendment](#) processes please refer to the ACT [Planning](#) website.

### 1.3 Application 2025-04

Prior to the preparation of a proponent-initiated MPA the proponent must lodge an application to be considered and accepted by the Authority. The application must be accompanied by a supporting report.

The supporting report must include how the proposal gives effect to the following 'key documents':

- the [Planning Strategy](#)
- the relevant [District Strategy](#)
- any current or proposed amendments to the Territory Plan
- the Statement of [Planning Priorities](#)
- anything else the Authority considers relevant.

In accordance with section 59 of the Planning Act, the Authority accepted application 2025-04 on 12 November 2025 as it was satisfied the intended development outlined in the supporting report gave effect to the 'key documents'.

Further detail on the reasons for this DPA can be found above. The supporting report and the application outcome notice also contain reasoning for the amendments to the Territory Plan proposed by this DPA

Along with this DPA, as part of the background papers, the application outcome notice and accompanying supporting report are available on the [Major Plan Amendments](#) page on the Planning website.

## **2.0 PROPOSAL**

This DPA proposes to amend the Territory Plan Map to rezone the site from Community Facility Zone (CFZ) to Commercial CZ2 Business Zone. It is also proposed to amend the Belconnen District Policy in the [Territory Plan 2023](#) to:

- set a maximum building height limit of 42m (approximately 12 storeys), with an ability to increase to an additional 4 storeys or 12m where design quality tests can be met.
- require development on the site to make a suitable contribution to the long-term provision of community and social facilities in the broader Belconnen area
- require development to limit overshadowing and overlooking of the adjoining school (UC Senior Secondary College Lake Ginninderra) to the south.

The proposal would ultimately allow the redevelopment of the site for mixed-use purposes, including commercial accommodation, community spaces, and various commercial and residential uses.

Further detail on the proposal and consistency with relevant documents is provided in section 2.2 and 5 of this document. Further detail is also in the supporting report and appendices. is available on the [major plan amendments page](#) on the Planning website.

## 2.1 Site description

The subject site is located at Belconnen Section 65 Block 42 (Figure 1) and is zoned CFZ Community Facilities Zone under the *Territory Plan 2023* (the Territory Plan). The site is currently vacant and was formerly used for student accommodation (Arscott House) until 2015. All buildings on site were demolished in 2020.

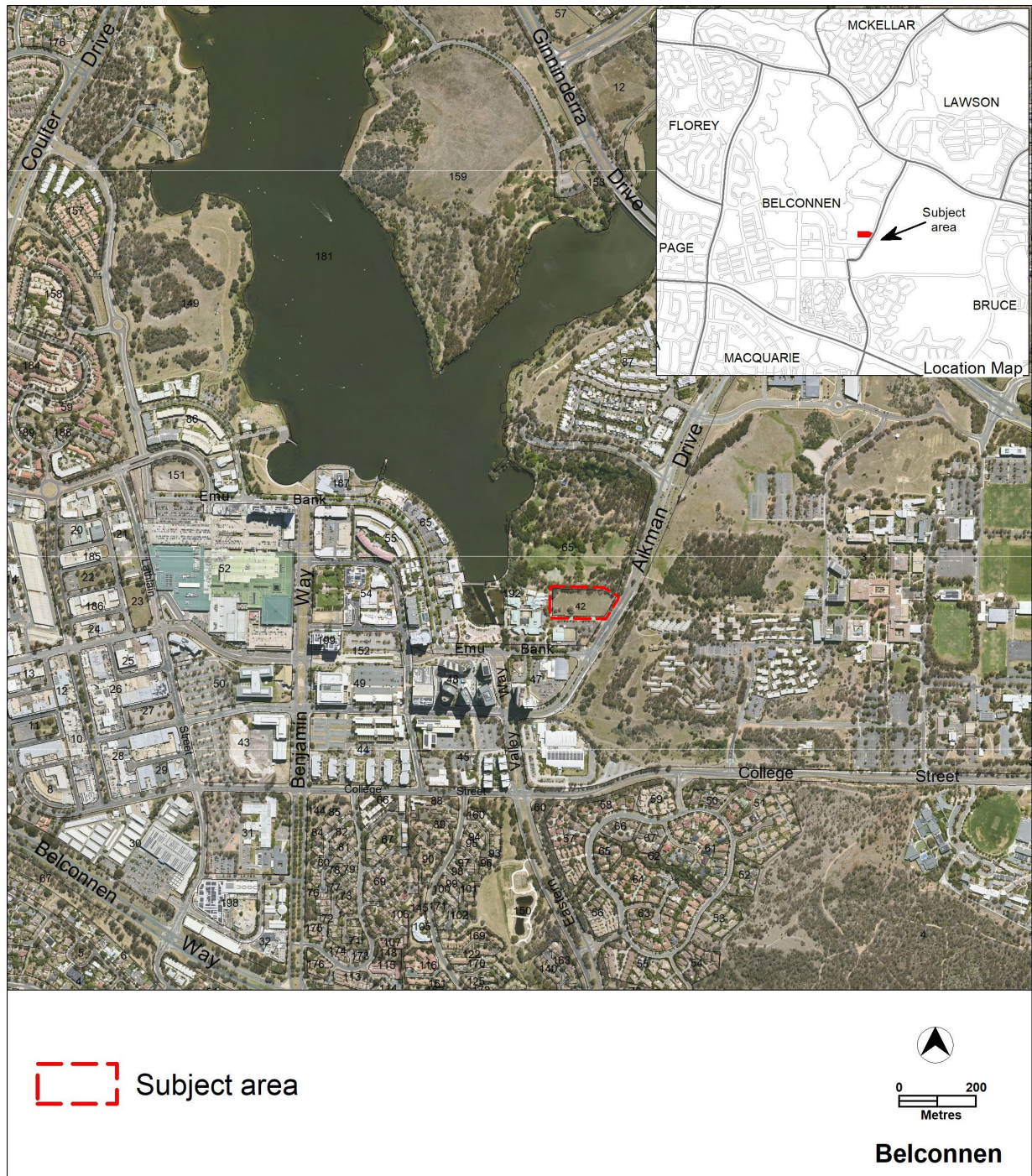


Figure 1 – Locality Map

The site adjoins UC Senior Secondary College Lake Ginninderra (Belconnen Section 65 Block 60) which is located to the west, and the school's carpark is to the south. To the north of the site is John Knight Memorial Park zoned PRZ1 urban open space. To the east is Aikman Drive and the University of Canberra Bruce campus. Further to the west of the school is the southern-most reach of Lake Ginninderra and the Belconnen Town Centre.

Vehicular access to the site is from Aikman Drive via an internal (private) road provided by the adjoining school site.

The subject site, as shown in Figure 2, is currently zoned Community Facilities Zone (CFZ).

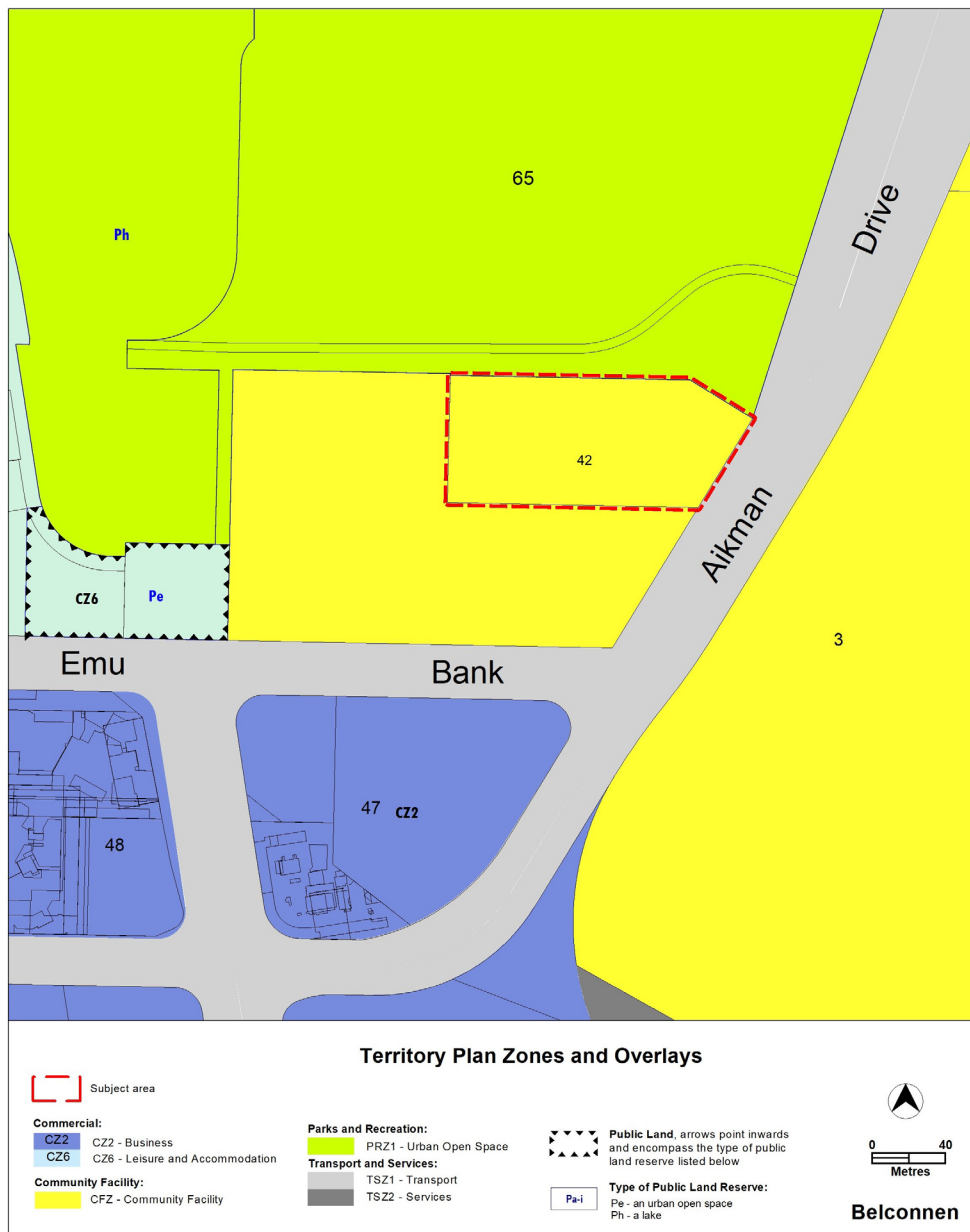


Figure 2 – Existing Territory Plan Map zoning

A more detailed site description can be found in the supporting report provided along with this DPA.

## 2.2 Summary of amendments to the Territory Plan

DPA-11 proposes to amend the Territory Plan as follows:

- amend the Territory Plan map for Belconnen Section 65 Block 42 to CZ2, as shown in Figure 3
- amend the Belconnen District Policy in the Territory Plan to include provisions pertaining to maximum building heights, active frontages, inclusion of community facilities, and limiting the overshadowing and overlooking of the adjoining school.

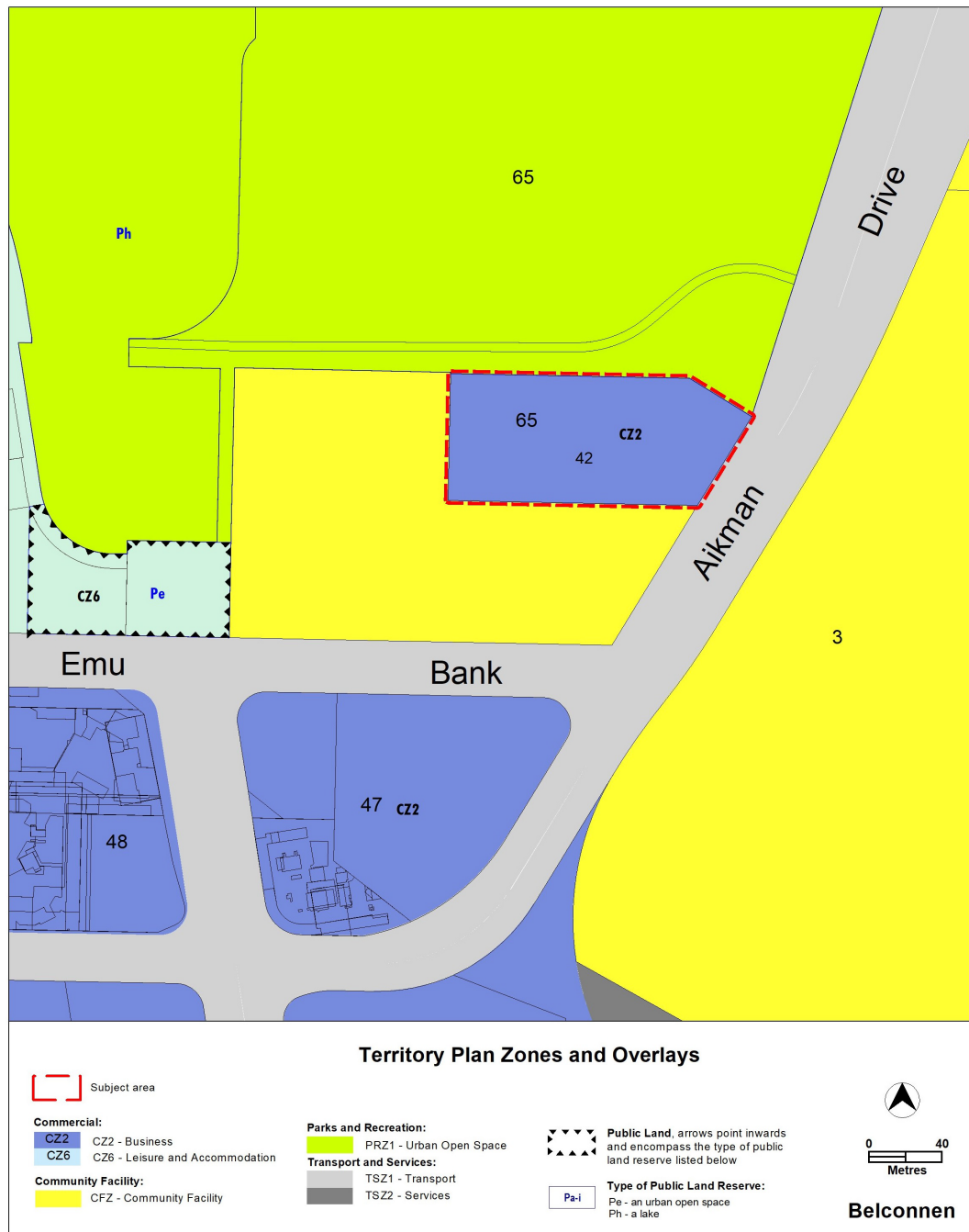


Figure 3 – Proposed Territory Plan Map zoning

Further detail of the amendments being made to the Territory Plan by this DPA can be found in section 5 of this document.

### **2.3 Summary of consequential amendments to other documents**

Documents, such as the technical specifications and development controls are not part of the Territory Plan. Therefore, they cannot be amended as part of an MPA and must be amended separately when/if the DPA commences.

DPA-11 does not propose to consequentially amend any other documents.

For general information about other documents, such as the Technical Specifications or Development Controls, see the [Planning website](#).

### **2.4 Interim effect**

DPA-11 does not have interim effect as section 64 of the Planning Act does not apply to it. Therefore, the current provisions of the Territory Plan will continue to apply to development applications while the DPA remains in draft form.

More information about interim effect is available the [Planning website](#).

### 3.0 NEED FOR THE DRAFT MAJOR PLAN AMENDMENT

The Belconnen District Strategy (the District Strategy) builds upon the ACT Planning Strategy's desire for a compact, efficient and liveable city.

The subject site is well located, being near public transport and active travel routes, and close to employment, education, parkland, recreational uses and a range of facilities and services that are located in the nearby Belconnen Town Centre.

DPA-11 proposes to rezone the site to Commercial CZ2 Business Zone to facilitate development of commercial, residential and community uses in a well-located position within the Belconnen suburb.

If/When this DPA is finalised, development applications can be lodged for the site. This is where the detailed design of the development proposal will be assessed and potentially approved. Detailed design matters, such as overshadowing, noise, traffic, built form and tree canopy cover will be assessed and decided at development application stage when detailed design is known.

The supporting report also provides further reasoning for the amendments proposed by this DPA. The supporting report is available as part of the 'background papers' for this DPA on the [Planning website](#).

#### 3.1 Justification against the Act

A supporting report has been prepared for DPA-11. The supporting report, which is available on the [Planning website](#) outlines:

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

DPA-11 is a proponent-initiated amendment and how it meets the requirements of the Planning Act (specifically section 58) is outlined below. The decision on the application for the proponent-initiated amendment (2025-04) also is available on the [Planning](#) website.

#### The ACT Planning Strategy

The proposed changes contained in DPA-11 align with the five (5) themes of the ACT Planning Strategy, which are:

- compact and efficient city
- diverse Canberra
- sustainable and resilient Territory
- liveable Canberra
- accessible Canberra.

The site is identified within an Urban Intensification Locality in the Planning Strategy. These areas were identified as being suitable for urban infill development in the form of increasing the capacity of existing urban areas to support growth.

The proposed rezoning of the site to Commercial CZ2 Business Zone would facilitate the redevelopment of the site for higher density, mixed land uses close to the town centre, educational and community facilities and near active travel and public transport networks.

The supporting report for the MPA provides further details of how the amendment is consistent with the planning strategy.

### **The relevant district strategy**

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The district strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support commercial areas.

The relevant district strategy for this application is the Belconnen District Strategy (the District Strategy). For a major plan amendment to be approved by the Minister, it cannot be inconsistent with the relevant district strategy.

Although the site is not identified as a key site/change area, the proposal is considered be not inconsistent with the 5 big drivers outlined in the Belconnen District Strategy.

The supporting report provides further details of how the proposal is aligned with the five big drivers in the district strategy.

### **Any current or proposed amendments of, or of policies in, the Territory Plan**

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired policy outcomes that are important to a district or zone and include assessment outcomes and key assessment requirements that must be met by proposed development.

The proposed rezoning would be consistent with the relevant policy outcomes in the Belconnen District Policy and Commercial Zones Policy.

### **The statement of planning priorities**

The relevant minister responsible for planning can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The current statement of planning priorities was released in 2025 by Minister for Planning and Sustainable Development Chris Steel MLA. The statement contains ten planning priorities, which focus on providing more housing to provide housing supply, particularly near public transport routes and commercial centres.

The proposal is not inconsistent with the 2025-2028 Statement of Planning Priorities.

### **Variations from the supporting report**

Within the supporting report, the proponent included the following recommended provisions to be incorporated into the Belconnen District Policy as part of this draft major plan amendment.

As is outlined in more detail in Section 5 below, some of these provisions have not been implemented as proposed. Reasons for the variations are provided in Table 1 below.

Table 1 – Reasons for variations from the supporting report

| Recommended provision in supporting report                                                                                                                                                                                                                        | Proposed provision in this DPA                                                    | Reason for variation                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessment outcome 2 d) for the development to address the site's prominence as a gateway between the University of Canberra and the Belconnen Town Centre. This includes considerations of ground floor uses, building scale, frontages, and architectural merit | Assessment outcome not included.                                                  | Assessment outcome 2 a) (see Section 5.2 below) is considered to address ground floor uses and frontages.<br><br>Building scale and architectural merit is required to be considered through consideration of the design guides, referral of the design concept to the National Capital Design Review Panel (NCDRP) and covered by other assessment outcomes in the relevant zones policy. |
| Height assessment requirement for subject block added to Assessment Requirement 7                                                                                                                                                                                 | Height assessment requirement is proposed as a stand-alone provision for the site | A separate height assessment requirement has been added rather than editing Assessment Requirement 7 as recommended, as the site is not located within the Belconnen Town Centre.                                                                                                                                                                                                          |

## 4.0 CONSULTATION

### 4.1 Consultation with entities

In accordance with section 62 of the Planning Act the Authority must consult with each of the following in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

Comments received from these entities will be contained in the consultation report. The consultation report summarises:

- entity comments
- public comments
- amendments made to this DPA as a result of the above two dot points.

The Authority will prepare the consultation report after the conclusion of the public consultation period. If this DPA is not withdrawn the consultation report will be made available to the public when the DPA is given to the Minister for determination.

### 4.2 Consultation with the public

Written comments are invited from the public on this DPA from **13 February 2026** until **30 March 2026**.

The [Planning website](#) contains information about:

- what information written comments must include.
- how written comments can be submitted.
- the publication of submitted comments on the Authority's website and how personal information is managed.

## 5.0 DRAFT MAJOR PLAN AMENDMENT 11

This section details how DPA-11 proposes to amend the Territory Plan.

### 5.1 Proposed amendments to the Territory Plan Map

The relevant part of the Territory Plan map is proposed to be varied in accordance with Figure 3.

### 5.2 Proposed amendments to the Belconnen District Policy

It is proposed to add the following new provisions to the Belconnen District Policy for the subject site:

Under the 'Area specific assessment outcomes' insert a new provision:

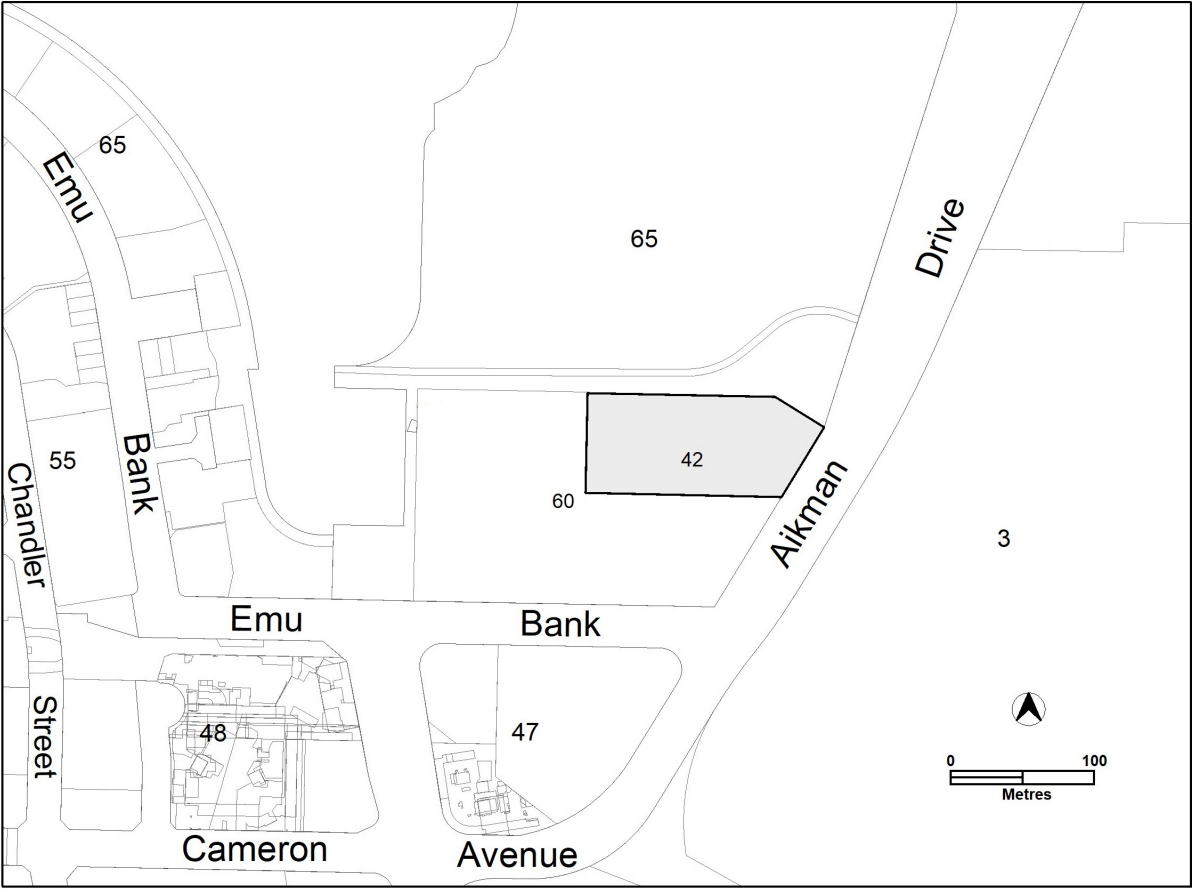
| Locality                  | Assessment outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Belconnen (Suburb)</b> | <p>2. For the shaded area shown in Figure 6A, development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) Prioritises an active ground floor, providing public landscaped connections between the adjacent John Knight Memorial Park and UC Senior Secondary College Lake Ginninderra.</li> <li>b) Makes a suitable contribution to the long-term provision of community and social facilities in the broader Belconnen area.</li> <li>c) Provides a suitable height transition and setbacks to the adjacent UC Senior Secondary College Lake Ginninderra facilities to minimise overlooking and overshadowing.</li> </ul> |

Under the Assessment Requirements – insert a new provision for Belconnen (Suburb):

| Locality                  | Assessment requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Belconnen (Suburb)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Building heights</b>   | <p>1A. For the shaded area shown in Figure 6A the maximum height of building is 42 metres (approximately 12 storeys). Maximum height of building may be increased by an additional 4 storeys or 12m, whichever is the lesser where development achieves all of the following:</p> <ul style="list-style-type: none"> <li>i) minimises detrimental impacts on adjacent development including overshadowing and excessive scale</li> <li>ii) provides a diversity of heights across the site to provide visual interest</li> <li>iii) the development achieves a high quality design outcome.</li> </ul> |

Insert a new Figure 6A – Belconnen – building heights and development provisions:

Figure 6A – Belconnen – building heights and development provisions



## INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

| LANGUAGE                               | DETAILS                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------|
| English                                | If you need an interpreter please call: 13 14 50                                      |
| Mandarin (Simplified Chinese) / 简体中文   | 如果您需要翻译，请致电：13 14 50                                                                  |
| Arabic / العربية                       | إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50                                    |
| Cantonese (Traditional Chinese) / 繁體中文 | 如果你需要傳譯員，請致電：13 14 50                                                                 |
| Vietnamese / Tiếng Việt                | Nếu bạn cần thông dịch viên, xin gọi: 13 14 50                                        |
| Korean / 한국어                           | 통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50                                               |
| Spanish / Español                      | Si necesita un intérprete, llame al 13 14 50                                          |
| Persian (Farsi) / فارسی                | اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50                       |
| Dari / دری                             | اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.                    |
| Punjabi / ਪੰਜਾਬੀ                       | ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50                  |
| Tamil / தமிழ்                          | உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும் |
| Greek / Ελληνικά                       | Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50                                        |
| Italian / Italiano                     | Se hai bisogno di un interprete, chiama: 13 14 50                                     |
| Hazaragi / هزاره گی                    | اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید                       |
| Thai / ภาษาไทย                         | หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50                                              |
| Karen / ကညီကျိာ်                       | ဖဲန့မ့ၢ်လိာ်တၢ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးတၢ်-၁၃၁ ၄၅၀ တက့ၢ်.                     |

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week